



Date:	6/30/2020
LPC Docket #:	LPC-20-11118
LPC Action:	Approved
Action required by other agencies:	DOB, DCP
Permit Type:	MISCELLANEOUS - AMENDMENT

**Address:** 3 East 89th Street

**Borough:** Manhattan

**Block:** 1501      **Lot:** 5

**Historic District:** Expanded Carnegie Hill Historic District

**Description:** A neo-Renaissance style townhouse designed by Ogden Codman and built in 1913-15. Application is to amend the plans approved at the Public Meeting of February 11, 2020, to include a 6th floor rooftop addition and altered design of the rear yard addition

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Expanded Carnegie Hill Historic District. The Commission also NOTED that the Commission voted to approve a proposal to construct rooftop and rear yard additions, install a marquee, and replace windows and doors following the Public Hearing and Public Meeting of February 11, 2020. However, in voting to approve the proposal, the Commission did not act on the proposal for a sixth floor addition at that time.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that expansions at the roof are in keeping with the building's history of historical enlargements in support of an arts institution;
- that the proposed 6th floor rooftop addition is setback 10' from the east parapet and 56' from the south (primary) façade, and will maintain a sense of the building's historic massing;
- that the diamond patterned glass cladding of the addition will recall, in a contemporary manner, the diapered brick pattern at the adjacent building 5 East 89th Street, which this building was historically associated with;
- that the proposed cubic volume of the 6th floor addition, while taller than the occupiable space contained within, fully contains the elevator and HVAC equipment, thus presenting itself as a pure architectural form while reducing the number of visible rooftop accretions at the roof;
- that the proposed rooftop addition and associated glass railings will not be visible over the front façade from directly across the street and will only be visible from limited view corridors primarily over secondary facades from moderate to long distances;
- that the two-story glazed rear addition approved at the north elevation has been eliminated from the design and replaced with an angled glazed wall, which will maintain a sense of the historic massing at the rear of the building;
- that the proposed angled glazed wall at the north elevation will only be visible from a break in the street wall on Fifth Avenue, in the context of other rear facades of buildings;
- and that the proposed work will not diminish the special architectural or historic character of the building or streetscape.

### VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Everardo Jefferson, Frederick Bland

10-0-0

In Favor = S.Carroll, A.Shamir-Baron, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, E.Jefferson

Oppose =

Abstain =

Recuse = F.Bland



Date:	6/30/2020
LPC Docket #:	LPC-20-11118
LPC Action:	Approved
Action required by other agencies:	DOB, DCP
Permit Type:	MISCELLANEOUS - AMENDMENT

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law